

## 6+ Bedroom House for Sale in Limassol - Agia Fyla

**Resale Property | NO VAT | Sea View | Prime Location | High Quality Materials | Quiet Neighborhood**



Situated in the prestigious area of Ayia Fyla, and standing on a generous 646m<sup>2</sup> elevated Corner Plot, this modern villa offers breathtaking City & Sea views and a comfortable living experience. The property spans 483m<sup>2</sup> of unique internal areas, 76m<sup>2</sup> of covered verandas, 263m<sup>2</sup> of uncovered verandas, surrounded by 136m<sup>2</sup> of beautifully landscaped green areas. The property spans on 3 levels including 6 bedrooms, 4 bathrooms, an aquarium, a glass tunnel elevator and a large swimming pool.

**Ground Floor:** The ground floor houses a ...

### Property Info

Covered Area	<b>559</b>
Covered Veranda	<b>76</b>
Uncovered Veranda	<b>263</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Floor Type	<b>Hardwood</b>
Heating	<b>Central Heating, Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>646</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>
View	<b>City view, Sea view</b>

### Amenities

### Location

- Air Conditioning
- Alarm
- Balcony
- BBQ zone
- Elevator
- Fireplace
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Storage room

**Location:** Limassol - Agia Fyla      Region: **Limassol**

Coordinates: **34.72035 / 33.02398**

## Price: €2 800 000 + VAT

VAT for this property is **€426,812** or **€532,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€108 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 009.00/m<sup>2</sup></b>		

## Price change history

€2 800 000 on Apr 27, 2025





















